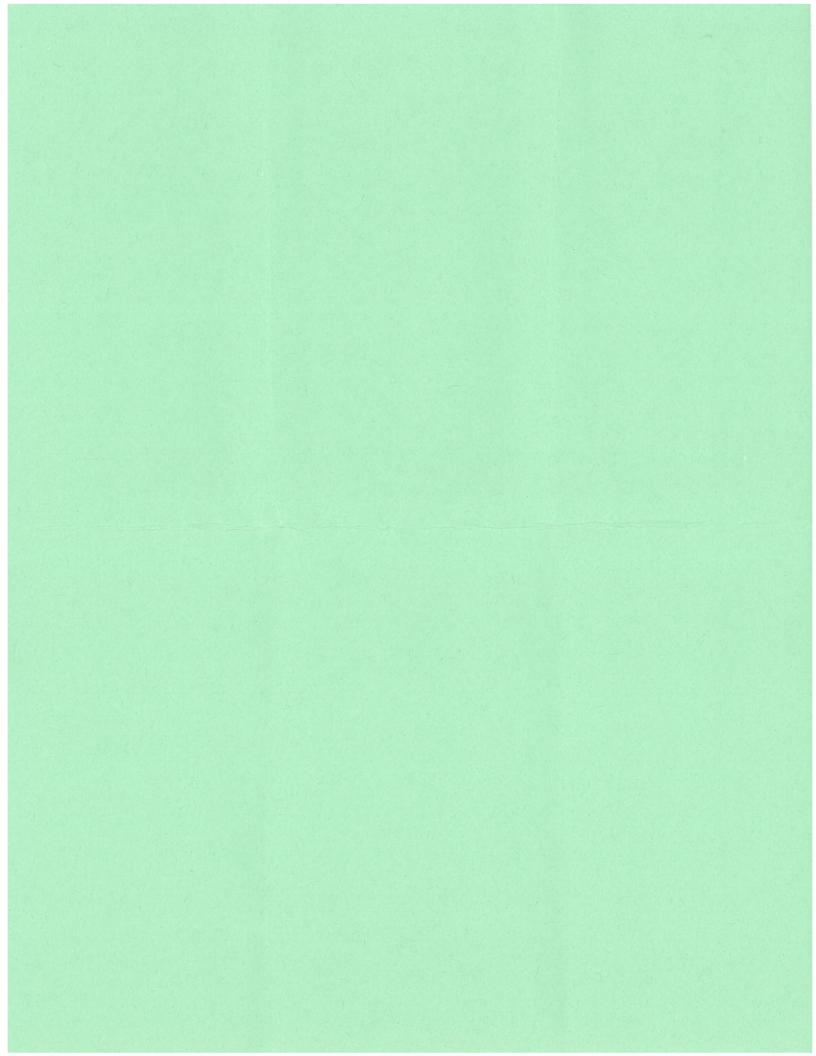
 My comments are about policies Housing Affordability & Diversity □ Growth: Balance of Future Jobs & Housing 	or text related these focus areas (check ☐ Design Quality & Placemaking ☐ Resilience & Climate Commitment ☐ Subcommunities & Area Planning	all that apply): ☐ Arts & Culture ☐ Small Local Business ☐ Other
	nderstand your comment, idea and/or in ighlighted in the plan's policies or text. plan, if applicable.	
I live in Newlands I'm horrifical a	the cost of hon	990, and
homes - today + P	e concerned with to	refact that
foculty Agrael so	mare du de cos prately red mo	u & middle
income housing in become Berry H	in my neigh borehow	se granny od, support, 13303 B-Way
A density along to work ferce how	roffie conidors orgat Cu South, &	te.
I also would lil w/ lofts + Such.	Ce the city to supp Gust was at R The Armory Wou	No store
an arets b BART.	Just was at R The Armory Wou This Designate of	1 1 1 1 1 1 2
11.	112/1/3 /-1/1/0	10 All 1150)

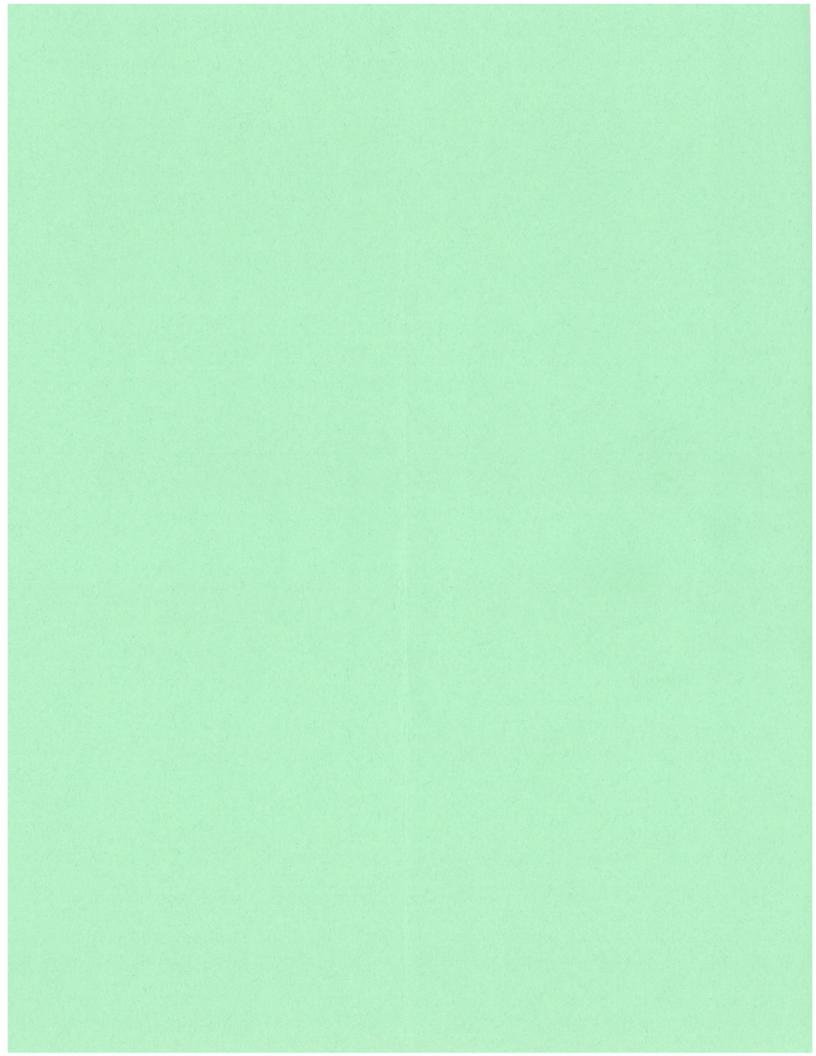
construction of water reference a focus of new dwelopments. I'd live to see large parking lates he converted to impermente surfaces. Consider try home, I donsity homey in the last 55th industrial zone peliping Hab in consideration.

 My comments are about policies of Housing Affordability & Diversity Growth: Balance of Future Jobs & Housing 	or text related these focus areas (check ☐ Design Quality & Placemaking ☐ Resilience & Climate Commitment ☐ Subcommunities & Area Planning	a all that apply): ☐ Arts & Culture ☐ Small Local Business ☐ Other
	nderstand your comment, idea and/or i ighlighted in the plan's policies or text. plan, if applicable.	
Key Implementati	or Items	
Require a high whousing for an it city.	her level of peravo	ently after Juble granted by the
	his only for market ra	ite delelopers ite.
that a Reason	t grut this to the get cash-in-lieu or g is is if you allow ild market rate on si	namet navey. namet rate Levelopers tes downtown
d then put	offsite of greatherities sic housing authorities	s are allowed
1	pper Clike low density eas). Lis offsets the cost welphart to religh burks get tate Levelupers get	uds while the

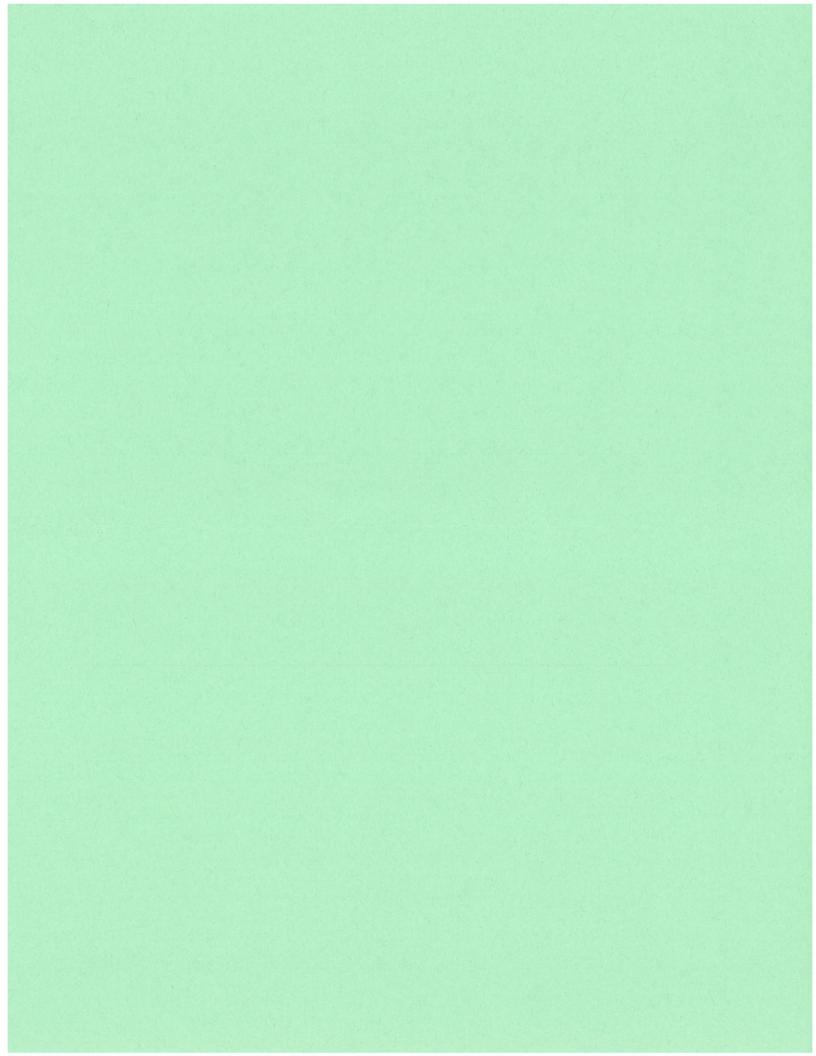


BVCP - Comment Form April 3, 2017 My comments are about policies or text related these focus areas (check all that apply): Housing Affordability & Diversity □ Design Quality & Placemaking ☐ Arts & Culture ☐ Growth: Balance of Future Jobs ☐ Resilience & Climate Commitment ☐ Small Local Business & Housing ☑ Subcommunities & Area Planning ☐ Other To best help the planning team understand your comment, idea and/or intent, be specific about what you like to see changed or highlighted in the plan's policies or text. Feel free to reference chapters or page numbers of the plan, if applicable. Frany good ideas are included in the draft changes, including some self-determination for neighborhood groups. In the area of reducing barriers to creating ADU", most af the ideas some reasonable. One that does not is getting rid of the affect pkg. requirement. I have leved in 5 different SF your in Boulder in the last 30 years. Only one hod sufficient on street pkg. Because our long-standing parking

requirement for 5F homes is orly one off street pkg. space, many streets are already crowded with the 2nd, 3Rd, and the meticle of the main households. Also, by history and design many streets in 5F neighborhoods are quite norrow—not allowing care to pass lack other why care are parked on both sides of the street. This is dangurous for the drivers, children, and pets, not to metion bicyclists. So some consideration should be given to not drafting a "one-size-fits-all" neighborhoods stendard, when it comes to doing away w/ the pkg. requirement. It may work in a four neighborhood like Francis meedows text it won't works well in most areas.

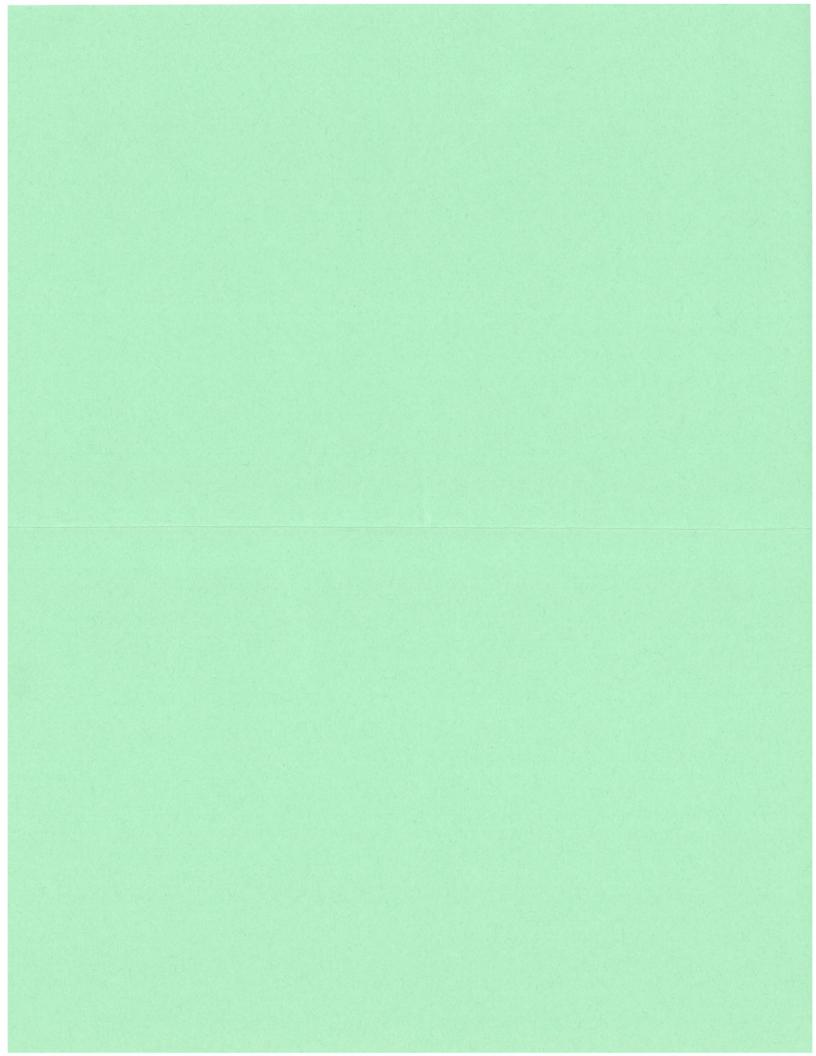


• My comments are about policies or text related these focus areas (check all that apply):				
☐ Housing Affordability & Diversity	☐ Design Quality & Placemaking	☐ Arts & Culture		
Growth: Balance of Future Jobs	Resilience & Climate Commitment	☐ Small Local Busines		
& Housing & Services	☐ Subcommunities & Area Planning	Other		
To best help the planning team ur	nderstand your comment, idea and/or i	ntent, be specific abou		
what you like to see changed or h	ighlighted in the plan's policies or text.			
chapters or page numbers of the p	olan, if applicable.			
The 5511 + A	raphae area			
- reed & baic medies (- Child care / Ley core	servies make 14	one Add		
Don't	istry	prenter		
- Child care day core	center family	7		
- Restourants needed	Park featily	7		

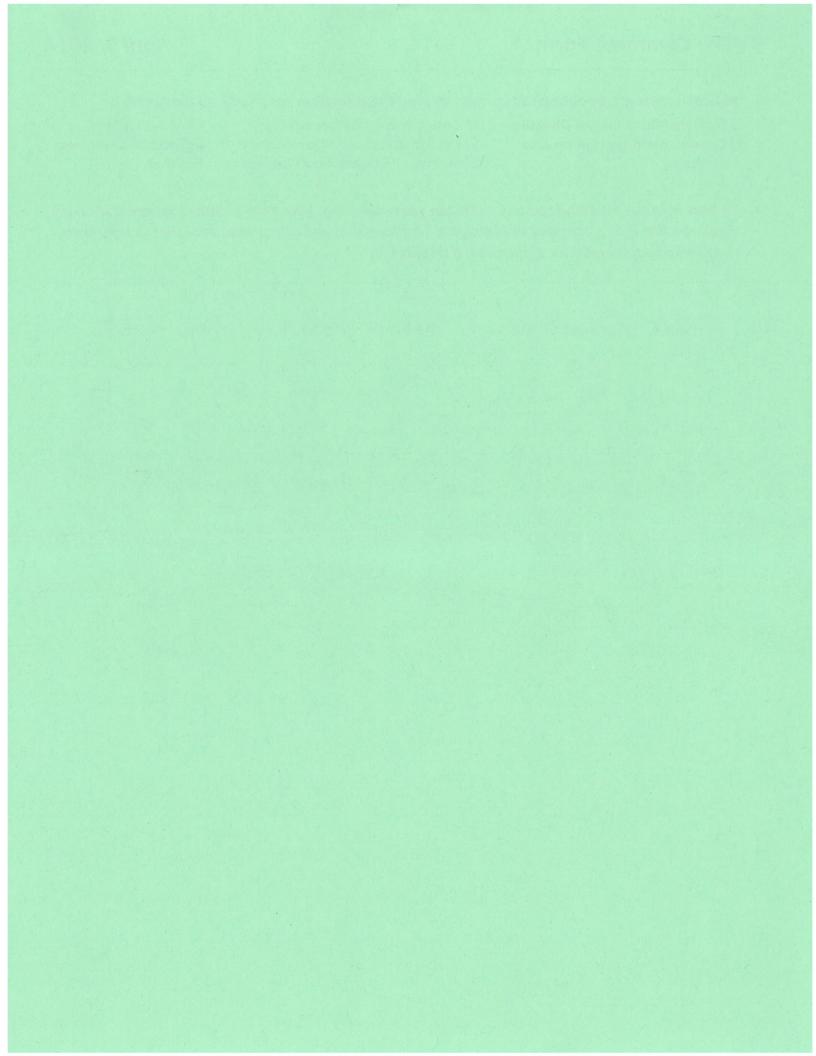


 My comments are about policies or text related these focus areas (check all that apply): Mousing Affordability & Diversity □ Design Quality & Placemaking ☐ Arts & Culture ☐ Growth: Balance of Future Jobs ☐ Resilience & Climate Commitment ☐ Small Local Business & Housing ☐ Subcommunities & Area Planning ☐ Other To best help the planning team understand your comment, idea and/or intent, be specific about what you like to see changed or highlighted in the plan's policies or text. Feel free to reference chapters or page numbers of the plan, if applicable. The draft plan talks about regulations and incentives to facilitate low income and affordable housing. The City should ask how aggressive to be to affirmatively identify multi-unit infull and redevelopments sites I and initiate conversations with owners. The land east of N Broadway from Sumac to Upland was for sale for severall years. It was perfect for Medium density townhomes with "H-unit buildings adjacent to existing low density homes, when I inquired the Planning staff told me it would be spot zoning and it was important to leave it to landowners. Today there are it highered homes in this place on the Skips line, walking distance to Lucky's canter and walking to Crestriew. It could have housed more than 50 families with little reighborhood impact. The Housing section of BUCP should say something about partnering with the Daity on selected rezonings and not wait for developers to step in under current 3 oning

Tx!

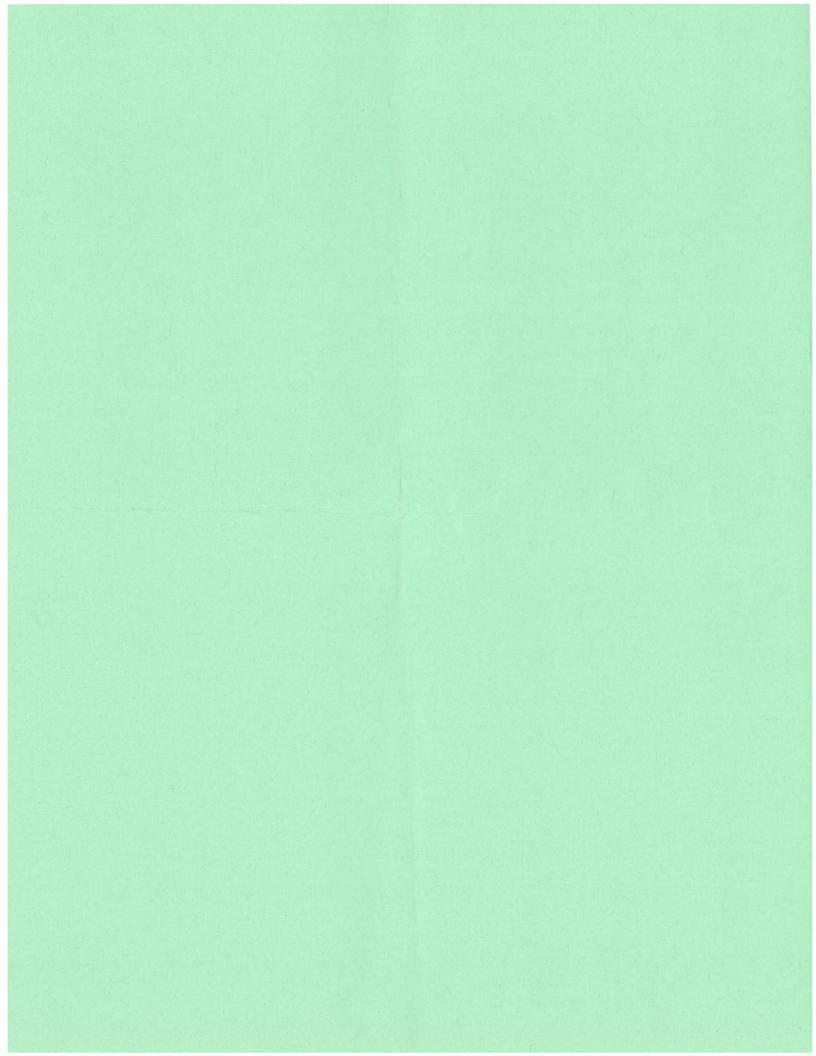


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	☐ Growth: Balance of Future Jobs	☐ Resilience & Climate Commitment	☐ Small Local Business
	& Housing	☐ Subcommunities & Area Planning	Other
	To hest help the planning team up	nderstand your comment, idea and/or	intent he specific about
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	chapters or page numbers of the p		
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~	I should be nunti	ued. Don't take away	y space for
a	~ repaired other s	I live in Holiday. Broadway is there, ened. Don't take away small-scale services	to build
	T. t	C- la & Has commen	it benefits
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7	on these busines	ses! The saw of the	Sucre la
4	ellow Pine + Broadwa	Google -> the communesses! The live-working west side shouldn't	nave rappined.



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 - ☐ Growth: Balance of Future Jobs & Housing
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- Other
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I don't feel like "sub commuties" is working because nobody who makes decisions listens to the area folks in planning deusions



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Subsidize existing Vental apaces up to	s the existing 3 personents be controlled to	ate legal - linit.		
then require that i	rents be controlled to	remain		
affindable				

